

MINUTES

CALL THE MEETING TO ORDER

1. ROLL CALL:

MEMBERS IN ATTENDANCE

Councillor John Sepulis, Chair
Deep Basi
Paul Sadhra
Dan Kennedy
Dennis O'Connor

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Deputy Clerk
Zachary Prince, Planner, County of Wellington
Curtis Marshall, Manager of Development Planning, County of Wellington
Nancy Shoemaker
Peter Vozikas

2. OPENING REMARKS

The meeting was called to order at 7:00 pm via electronic participation. The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

3. DISCLOSURE OF PECUNIARY INTEREST

- None

4. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, August 11, 2020 be adopted.
CARRIED

5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

5(a). Minor Variance Application D13/HAR – George and Dorothy Harris - Property described as Part Lot 27, Concession 1, municipally known as 7182 Concession 1, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 19.5 metres instead of 120 metres as required.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted that the existing tile field on the property will be decommissioned and a new tile field installed.

- There were no comments from the public.
- Deep Basi asked if a safe entrance to the property is possible.
- Nancy Shoemaker advised that since the property is between two existing driveways with entrances that it is likely the Township would indicate that there is safe access as there has been no indication otherwise.
- Deep Basi asked if it is a minor variance since the frontage of the property is 19.5 metres.
- John Sepulis advised that it is a minor variance because the frontage is not in accordance with the by-law. If the proposed width is not considered a minor variance then a rezoning would be required. The staff report supports that this is considered a minor variance.
- Paul Sadhra stated that if there were no concerns to the residents who were circulated with the Notice of Public Hearing then he is okay with the minor variance.
- Dan Kennedy commented that drawing provided to the Committee shows the approximate location of the new tile field but not the location of the neighbouring wells and it could be a concern later.
- John Sepulis asked Lynne Banks if the consent application will be coming back to the Committee after approval of the minor variance or should a comment be put in the minutes
- Lynne Banks advised that the Committee should provide a comment for the minutes
- John Sepulis asked if the Committee should provide a comment for the minutes and not a condition in the Decision.
- Lynne Banks stated that she will include it in the minutes as a comment.
- Dan Kennedy expressed concern that the tile field could be located north of the neighbouring well.
- Dennis O'Connor noted that it would be looked at as part of the septic permit.
- The Committee requested that the following comment be included in the minutes: That the septic is located in accordance with the necessary regulations.

That Application D13/HAR requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a reduced lot frontage of the retained parcel to be 19.5 metres instead of 120 metres as required.

Is approved with the following condition:

1. That safe ingress and egress to the property is provided to the satisfaction of the Township.

The Committee voted on the motion **with all in favour**.

5(b). Minor Variance Application D13/ADD – Joseph Addeo - Property described as Part Lot 27, Concession 10, municipally known as 4331 Watson Road South, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, to permit an accessory building to be permitted prior to the erection of the principal building on the lot, as required.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi asked if the accessory building will be demolished.
- Nancy Shoemaker advised that the accessory building will become part of the home industry.
- Paul Sadhra asked if once the home is built, is a permit needed for the accessory building.

- John Sepulis advised that when the owner applies for a building permit the lot coverage for the home and accessory dwelling will be reviewed and if it exceeds what is permitted in the zoning by-law the owner will be required to obtain another minor variance.
- Dennis O'Connor asked will the location of the accessory building in front of the property be an issue with the building permit.
- John Sepulis advised if it doesn't comply with the zoning by-law then the owner will need to apply for a minor variance.
- John Sepulis noted that there will be a condition in the Decision that the owner will be required to enter into an agreement to allow for the accessory structure.

That Application D13/ADD requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit an accessory building to be permitted prior to the erection of the principal building on the lot,

Is approved with the following condition:

The owner will enter into an agreement with the Township that will allow the owner to keep the accessory structure on the property until the dwelling is completed and the owner has occupancy. A term of the agreement is that the owner will be required to provide a security to the Township which will be returned to the owner once the accessory structure has been demolished.

The Committee voted on the motion **with four members in favour and one member opposed.**

5(c). Minor Variance Application D13/SIN – Kuldeep Singh, Harmonjot Grewal, and Navkiranpreet Kaur - Property described as Part Lot 14, Concession 3, municipally address not yet assigned, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, to permit a maximum height of a single family dwelling to be 12.5 metres to the peak of the roof instead of 10 metres, as required.

- Peter Vozikas, agent for the applicant provided an overview of the application.
- There were no comments or questions from the public.
- The Committee had no comments or questions.

That Application D13/SIN requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a maximum height of a single family dwelling to be 12.5 metres to the peak of the roof instead of 10 metres, as required.

Is approved with no conditions.

The Committee voted on the motion **with all members in favour.**

6. OTHER MATTERS
None

7. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
SEPTEMBER 8, 2020
7:00 PM
ELECTRONIC PARTICIPATION

The Committee of Adjustment meeting adjourned at 7:34 p.m.

CARRIED